

RECORD OF THE COUNCIL OF THE CITY OF SAINT CHARLES, MISSOURI
April 18, 2023

The City Council convened in a Regular City Council Meeting on Tuesday, April 18, 2023, at 7:00 p.m. in the Council Chambers on the fourth floor of City Hall, 200 North Second Street, with President of the Council Vince Ratchford, presiding and Members of the Council present as follows: Tom Besselman, Michael Flandermeyer, Justin Foust, Michael Galba, Christopher Kyle, Denise Mitchell, Bridget Ohmes and Mary West. Absent: Bart Haberstroh. City Clerk Laura Whitehead was present and performed the duties of that office.

File #49226

The meeting was opened with the Invocation, those present standing in a moment of silence, followed by the Pledge of Allegiance to the Flag.

A motion was made by MICHAEL GALBA to excuse the absence of Councilmember Bart Haberstroh. MICHAEL FLANDERMEYER seconded the motion. All voted in favor, motion passed.

PRESENTATIONS/AWARDS/PROCLAMATIONS

Recognition of Employees in Receipt of the City's Above & Beyond Award

Director of Administration Larry Dobrosky provided a brief overview of the Above & Beyond Award Program and then recognized the following City employees who received the Kudos Award:

Fire Fighter/Paramedic Steve Unterreiner and Fire Fighter/Paramedic Nick Pavelski
Dwayne Briggs
Police Officer Taylor Wissman and Police Officer Gresham
Police Officer Jordan Exum

Director Dobrosky also announced Officer Jordan Exum was the quarterly drawing winner for the Above & Beyond category of the City's Employee Spotlight Award. Officer Exum will have his choice of a day off or \$300.00.

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CITIZEN COMMENTS

Kurt Kutter, representing Cole & Associates/Lux Living, spoke in favor of Council Bill 13653.

REPORT OF THE MAYOR

A motion was made by MICHAEL GALBA to approve the following appointments:

Plaza at Noah's Ark Community Improvement District

The reappointment of Steve Gatton, to act as a Director, with a term expiring May 1, 2027.

BRIDGET OHMES seconded the motion. A roll call vote was taken with the following results:

“Aye”: Flandermeyer, Foust, Galba, Kyle, Mitchell, Ohmes, Ratchford, West and Besselman.

“Nay”: None. Absent: Haberstroh. Motion passed.

File #49234

ANNOUNCEMENTS FROM COUNCILMEMBERS/MISCELLANEOUS

Councilmember Bridget Ohmes announced the next St. Charles County Municipal League Meeting is being held on April 25 at 6:00 p.m. at the Lake Forest Country Club. Councilmember Flandermeyer will be running for a Board position at this meeting.

Councilmember Christopher Kyle announced the Frechtown Community Garage Sale is being held on May 6 & 7 and the Paint the Town: A Frenchtown Street Mural Art Festival is being held on May 19, 20 & 21.

Councilmember Michael Flandermeyer announced the City's Animal Shelter is having an Open House on April 26 from 4:00-6:30 p.m. located on West Randolph and the Tea-Rific Threads Senior Fashion Show is being held on May 11 from 1:00-3:00 p.m. at the Foundry Art Centre. The general admission is free, but tickets must be reserved.

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- C. Case No. LL-2023-08. Approval of Liquor License Application for Lori Lammers d/b/a Tru by Hilton located at 333 Camelback Road (*Ward 3*) (*RCA Attached*)
- D. Case No. PDA-2021-03. (NT Home Builders, LLC) An application for an amendment to the adopted Preliminary Development Plan of the New Town development, specifically to revise land use of blocks E, F, G, and J from transect zone T4 to T5 as identified in the New Town Regulating Plan. The subject property is a 41.23 (more or less) acre tract of land known as the Mertz Tract of the New Town, which is zoned PD-MU Planned District – Mixed Use (*Ward 8*) (*Council Bill 13656*)

CONSENT AGENDA

A motion was made by TOM BESSELMAN to approve the consent agenda. CHRISTOPHER KYLE seconded the motion. A roll call vote was taken with the following results: “Aye”: Ratchford, West, Besselman, Flandermeyer, Foust, Galba, Kyle, Mitchell and Ohmes. “Nay”: None. Absent: Haberstroh. Motion passed.

A. Approval of Council Minutes and Reports

1. Regular Council Meeting of April 4, 2023
2. Public Hearing of April 4, 2023

File #49253

3. Closed Session of March 14, 2023
4. Closed Session of March 21, 2023

B. Receipt of Reports from Boards, Commissions and Committees

C. Receipt of Director of Administration Reports

1. Monthly Finance FITS Report – March 2023

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D. Approval of Contracts and Easements

1. Contract with Holbrook Asphalt, LLC for the 2023 Annual Asphalt High Density Mineral Bond Project, in an amount not to exceed \$287,560.00

C23-126

2. Contract with Sweetens Concrete Services, LLC for the 2023 Annual Concrete Crackseal Project in an amount not to exceed \$190,000.00

C23-127

3. Purchase agreement with HD Truck & Trailers LLC for the purchase of one new Kubota KX0804-S2S3A and related equipment, and disposal by trade-in of the existing 2007 Kubota KX080-3R3 Compact Excavator, for a total not to exceed amount \$110,118.82

C23-128

E. Preliminary Plats

F. Miscellaneous

1. Report of the City Clerk Relative to Disposal of Records Pursuant to the Missouri Records Manual and State Records Retention Law (Parks)

File #49237

2. Report of the Court Administrator of Monies Collected & Deposited – March 2023

3. Receipt of the Annual Report Fiscal Year Ending December 31, 2022 as Submitted by the Board of Directors of the Zumbahl Road Community Improvement District

File #49254

RESOLUTIONS (none)

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DONATION OR EMINENT DOMAIN; AND AUTHORIZING AND PROVIDING FOR CONTINUING AUTHORITY TO EXECUTE ALL DOCUMENTS NECESSARY FOR THE ACQUISITION OF SAID EASEMENTS (*SPONSOR: VINCE RATCHFORD*)

Passed “Aye”: West, Besselman, Flandermeyer, Foust, Galba, Kyle, Mitchell, Ohmes and Ratchford
 “Nay”: None
 Absent: Haberstroh

Approved by the Honorable Mayor on April 19, 2023 and is known as Ordinance **23-046**

BILL 13649

AN ORDINANCE AUTHORIZING A LEASE OF PREMISES, AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF ST. CHARLES, MISSOURI AND THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION (MODOT), FOR THE LEASE OF MODOT’S PROPERTY UNDER INTERSTATE 70 (I-70) BY THE CITY OF ST. CHARLES, MISSOURI FOR A TERM OF FIVE (5) YEARS AT A TOTAL RENT OF ONE DOLLAR (\$1.00) FOR THE CMAQ PARKING UNDER I-70 PROJECT (*SPONSOR: VINCE RATCHFORD*)

Councilmember Flandermeyer voiced concerns with the parking. A separate vote was taken with the following results:

Passed “Aye”: Galba, Kyle, Mitchell, Ohmes, Ratchford, West, Besselman, Flandermeyer and Foust
 “Nay”: None
 Absent: Haberstroh

Approved by the Honorable Mayor on April 19, 2023 and is known as Ordinance **23-047**

BILL 13650

AN ORDINANCE REZONING TO ST. CHARLES CITY ZONING DISTRICT FD/FPD FRENCHTOWN DISTRICT / FRENCHTOWN PRESERVATION DISTRICT FROM ST. CHARLES CITY ZONING DISTRICT R-1E/FPD SINGLE-FAMILY

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BILL 13653

AN ORDINANCE TO AUTHORIZE A MAJOR AMENDMENT TO AN EXISTING PLANNED DEVELOPMENT ON A 5.01 ACRE TRACT OF LAND ZONED PD-MU PLANNED DEVELOPMENT-MIXED USE LOCATED AT 1406 & 1410 SOUTH FIFTH STREET, AND SPECIFICALLY TO AMEND THE PRELIMINARY DEVELOPMENT PLAN, DEVELOPMENT STANDARDS, AND DEVELOPMENT AGREEMENT APPROVED BY ORDINANCE NO. 19-193, AS SUBSEQUENTLY AMENDED BY ORDINANCE NO. 20-138 FOR TIME EXTENSIONS (*SPONSOR: TOM BESSELMAN*)

Councilmember Flandermeyer voiced concerns relative to the number of units.

At 7:44 p.m. a motion was made by MICHAEL GALBA to convene into closed session pursuant to 610.021(1), RSMo, as amended. DENISE MITCHELL seconded the motion. A roll call vote was taken with the following results: “Aye”: Besselman, Flandermeyer, Foust, Galba, Kyle, Mitchell, Ohmes, Ratchford and West. “Nay”: None. Absent: Haberstroh. Motion passed.

At 8:01 p.m. the Council reconvened into open session with the following Councilmembers present: Foust, Galba, Kyle, Mitchell, Ohmes, Ratchford, West, Besselman and Flandermeyer.

Councilmember Besselman voiced concerns relative to density, traffic and neighbors.

A separate vote was taken on Bill 13653 with the following results:

Passed “Aye”: Kyle, Mitchell, Ohmes, Ratchford, West, Foust and Galba
 “Nay”: Besselman and Flandermeyer
 Absent: Haberstroh

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BILLS FOR INTRODUCTION

The following Council Bills were introduced.

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BILL 13655

AN ORDINANCE AUTHORIZING A LEASE OF PREMISES AGREEMENT BETWEEN THE CITY OF ST. CHARLES, MISSOURI (AS LESSEE) AND PREFERRED FAMILY HEALTHCARE, INC., A MISSOURI NON-PROFIT CORPORATION (AS LESSOR) FOR THE MUNICIPAL COURT'S USE OF A PORTION OF THE LESSOR'S PREMISES AT 118 NORTH SECOND STREET, ST. CHARLES, MISSOURI, TO CONDUCT COURT PROCEEDINGS DURING THE PLANNED RENOVATIONS OF THE MUNICIPAL COURT PREMISES, AND FURTHER PROVIDING THAT SUCH USE TO BE FREE OF CHARGE (*SPONSOR: VINCE RATCHFORD*)

BILL 13656

AN ORDINANCE APPROVING AN AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN OF THE NEW TOWN MERZ TRACT AND AN AMENDMENT TO THE REGULATING PLAN TRANSECT ZONE MAP FOR THE NEW TOWN AT ST. CHARLES AND, SPECIFICALLY, TO AMEND AN APPROXIMATE 41.23 ACRE PORTION OF THE NEW TOWN MERZ TRACT BY REVISING THE LAND USE OF BLOCKS E, F, G AND J FROM T4 GENERAL URBAN TRANSACT ZONE TO T5 URBAN CENTER TRANSACT ZONE (*SPONSOR: MICHAEL GALBA*)

ITEMS FOR COUNCIL ACTION

Amending the City Council Meeting Schedule for the Month of July 2023

A motion was made by MICHAEL GALBA to amend the July 2023 City Council Meeting schedule as follows:

Regular Council: Tuesday, July 11, 2023

Regular Council: Tuesday, July 18, 2023

Street Committee: Tuesday, July 18, 2023

(Note: The July 18 Work Session will be cancelled; however, if there becomes a need to hold a

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July Work Session, it will be called for July 25)

MARY WEST seconded the motion. A roll call vote was taken with the following results:

“Aye”: Kyle, Mitchell, Ohmes, Ratchford, West, Besselman, Flandermeyer, Foust and Galba.

“Nay”: None. Absent: Haberstroh. Motion passed.

The Regular Council Meeting adjourned at 8:08 p.m.

May 2, 2023

Date Approved



Laura L. Whitehead, City Clerk



Vince Ratchford, Presiding Officer

